

April 2005

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 3
No. 4**



Introducing New Seattle Planning Commission Staff

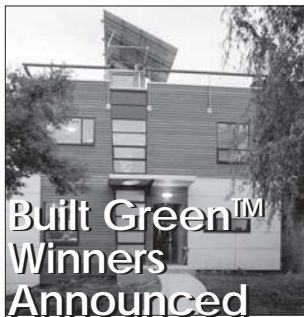
After 12 years as the director of the Seattle Planning Commission (SPC), Marty Curry resigned in June 2004 to begin her own consulting firm. As a result, the commission staff has undergone a complete transition over the last nine months.

The new staff looks forward to continuing the commission's long tradition of providing leadership and vision for an exceptional and vibrant Seattle as it advises the Mayor, City Council and City departments on land use and transportation issues.

On the commission's agenda this year are such projects as: the Center City Strategy, industrial lands policy, Neighborhood Business District Strategy, the Alaskan Way Viaduct replacement and waterfront redevelopment, the Monorail and Sound Transit Light Rail projects, the Transportation Strategic Plan, Housing Implementation Strategies, and Northgate planning. The commission will also continue its role as stewards of Seattle's Comprehensive and neighborhood plans.

Check out pg. 3 for a little more insight into the new SPC staff members.

see **planning commission staff** on page 3



Built Green™ Winners Announced

See the winners of the 2005 Built Green™ Seattle Design Competition, honored for their development of residential green building projects in Seattle.

— details on pg. 6

Center City Seattle Strategy Well Underway

Work continues on Mayor Nickels' strategy for promoting economic growth, facilitating better transportation options, providing new housing and building great urban neighborhoods in the Center City—Seattle's downtown core and its nine adjacent neighborhoods.

Initiated in 2004, Nickels' "Center City Seattle" strategy addresses major changes affecting this area, including redevelopment of the central waterfront, replacement of the viaduct, light rail, the monorail, the Westlake streetcar, new and improved parks, biotech development, and new mixed-use development. Current activities are detailed on pg. 2.

see **center city seattle** on page 2

Monthly Highlights

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Visit us online anytime.

www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

center city seattle, *cont. from page 1*

Project Manager Hired

DPD has hired Gary Johnson as project manager to oversee this important effort to coordinate and capitalize on the significant and exciting changes in the works. Johnson brings a wealth of Center City knowledge to his new position. He has worked with residents and businesses for 13 years while serving as Neighborhood District Coordinator for the Seattle Department of Neighborhoods, including the past six years as the City's representative to the five downtown neighborhoods. Johnson joins the City Planning division of DPD, headed by John Rahaim, and can be reached at gary.johnson@seattle.gov or (206) 615-0787.



Downtown Zoning Changes in Progress

Progress has been made on proposed changes to downtown zoning which will encourage new housing investment and job creation and help create safer, more active urban core neighborhoods. On March 11, the City Hearing Examiner affirmed the adequacy of the Final Environmental Impact Statement, which had been appealed. Ordinance language is being completed and will be forwarded to Council in April. Details are available on the Center City Seattle project website at www.seattle.gov/dpd/planning/centercity.

Lecture to Explore How Built Environment Affects Health and Behavior

The critically important links between environmental health and the built environment will be addressed in a lecture featuring Dr. Richard Jackson, MD, MPH:

“Building Healthy Places”

Tuesday, April 26, 2005, 5:30-7:30 p.m.
Seattle City Hall, Bertha Landes Room

Jackson, a State Public Health Officer for the California Department of Health Services, will discuss how the built environment shapes behavior and promotes, or damages, our health in ways that are far more profound than most public health professionals realize. This event is part of both the Mayor's Center City Seattle Strategy and the City's 2005 Urban Sustainability Forum series. Additional Center City Seattle events are being planned throughout 2005. Details will be posted on the project website at www.seattle.gov/dpd/planning/centercity

For more information about the Urban Sustainability Forum, see the event listings on pg. 10 or visit www.seattle.gov/dpd/sustainability.

Welcoming the new

Seattle Planning Commission Staff

— See related story on page 1

Scott Dvorak



Planning Analyst

Scott Dvorak is the most recent addition to the staff, starting in March 2005. Prior to this assignment Scott was a station area planner with the City's monorail team for a year and a half. As one of three station area planners, he focused on the south half of the proposed Green Line and was responsible for developing station area and corridor planning recommendations for the Commercial Core, Pioneer Square, Sodo, Delridge and West Seattle.

Prior to arriving in Seattle three years ago, Scott lived in his native Chicago working as a project manager at two design firms, and had a stint as a research associate with the American Planning Association. Working as a planner during and after receiving his Masters of Regional Planning from Cornell University, he has had the great opportunity to work on projects for the town of Ithaca, N.Y., the city of New York, the city of Chicago, and the Nantucket Planning and Economic Development Commission in Nantucket, Mass.

Contact: scott.dvorak@seattle.gov, (206) 684-8694

Barbara Wilson



Executive Director

Barbara Wilson was appointed as the Planning Commission Executive Director in December 2004. Before becoming the permanent director she served for six months as the acting director and two years as commission analyst.

"This is an exciting time to be involved in urban planning in Seattle," says Wilson. "My passion for urban planning is what initially led me to the Planning Commission. I am a proud urbanite. I believe in renaissance of the City as the pinnacle of art, music, culture and society. I love the vibrancy and excitement of cities. Also, I believe in democracy and involving people in decision making. I will bring these passions, values and principles to my work."

Barbara brings extensive experience in public service, both as a policy advocate for nonprofit organizations such as the National Wildlife Federation, the Northwest Energy Coalition and Citizen Action. She is completing a Masters of Public Administration at the University of Washington Daniel J. Evans School and earned her B.A. at the University of California at San Diego. A native Californian, Barbara migrated to the Pacific Northwest in 1989, living in Seattle since 1991. Barbara is a resident of the Alki neighborhood where she lives with her partner of 10 years.

Contact: barbarae.wilson@seattle.gov, (206) 684-0431.

Robin Magonegil-Wantoch



Administrative Assistant

Robin Magonegil-Wantoch joined the SPC staff on a part-time basis in November 2004. Robin comes from a background as a human rights activist in the non-profit world, most notably with the Northwest Coalition for Human Dignity and Hands Off Washington.

She served on the Home Alive Board of Directors for several years. Prior to moving to Seattle in 1993, she was a resident of California's Bay Area where she earned her B.A. at Bethany College and her M.A. at Stanford University.

Robin's current passion is her family. She and her partner, Meghan, are the proud parents of a 15-month-old daughter, Aidan. Her future plans include giving Aidan a sibling or two.

Contact: robin.magonegil@seattle.gov, (206) 684-3486

City Hall to Showcase "Transforming the City"; Light Rail Exhibit Debuts



"Transforming the City" moves to City Hall in April.

This month the inaugural City Planning exhibit, "Transforming the City," moves from the base of the Seattle Municipal Tower to the main lobby of City Hall, where it will be on display April 4-22.

In its place, City Planning will unveil "Light Rail Comes

to Seattle," which was developed in partnership with Sound Transit to profile this important addition to the City's transportation network.

City Planning launched its new exhibit space last fall to promote how major new projects, either proposed or under construction, are transforming the physical form and social fabric of Seattle. Upcoming exhibits this year include: Seattle Central Waterfront Plan, High Point Housing Redevelopment and Northgate Area Planning.

If you have an idea for an exhibit, please contact:

Layne Cubell, DPD
Exhibit Space Project Manager
 (206) 233-7911, layne.cubell@seattle.gov

CUSTOMER ALERT

Online Self-Issued Electrical Permits Up and Running

On Feb. 4, DPD launched Seattle's first fully automated online permit service this month, permit applicants can now apply for and receive selected types of electrical permits without making a trip downtown. As of press time, 574 self-issued electrical permits had been issued.

DPD's new self-issued electrical permit system works for electrical permit applications that do not require plan review. These represent DPD's largest volume of permits—potentially 12,000 each year. The new service allows applicants to apply and pay for permits online using a credit card or an escrow (advance deposit) account. Permits are self-issued and can be viewed and printed from a web browser in Adobe PDF format.

Due to safety considerations, permits available for self-issuance do not include the more complicated electrical permits that require plan review. Plans for those types of permits must still be reviewed at DPD prior to approval. Also, the electrical work approved using the new online self-issuance system is fully inspected in the field.

DPD website enhancements since 1995 include the launch of an online tracking system that provides detailed history and status on permit applications, construction inspections, and code compliance activities. During this time DPD also released an online Geographic Information System (GIS) that provides maps, zoning details, and other property-related information. It also includes King County property assessment information and links to DPD permit, inspection and code enforcement case details. Future plans include improving GIS compatibility with alternate browsers and improving the usability of the existing permit tracking application.

To apply for an electrical permit online, visit www.seattle.gov/dpd/permits. You may also look up permit history, application status, and inspection results at this web address. If you have questions about electrical permit applications, please call DPD Over-the-Counter Permits at (206) 684-8464.



**Check out our new
 online Self-Issued
 Electrical Permit
 system at**

**www.
 seattle.
 gov/dpd/
 permits**

Some Master Use Permit Fees Increase in June

While development fees for most DPD services increased in January 2005, fee changes for some master use permits (MUPs) will not become effective until June.

Specifically, review fees for Administrative Conditional Uses (ACUs) and Variances will increase on June 1, 2005, from \$1,620 for 20 hours of review to \$2,500 for 10 hours of review. The hourly rate for review beyond the 10 hours remains \$250. This increase does not apply to ACUs and Variances for community centers, child care centers, adult care centers, private schools, religious facilities and public and private libraries in single family and multifamily zones.

The increased land use review fees replace general fund subsidies, as continued shortfalls in tax revenue for general city services have required us to move to full fees to cover most of these services. All fee changes are a result of the adoption of the City's budget for 2005-06 and the annual increase assigned to the estimated values of construction projects.

Getting New Fee Info

Download the new Fee Subtitle, Director's Rule, Building Valuation Table, comparisons of 2004 and 2005 fees, and related information from our DPD Fees page, accessible at www.seattle.gov/dpd/about.

Printed copies of the Fee Subtitle and related documents are available from our Public Resource Center (PRC), 20th floor, Seattle Municipal Tower, 700 5th Ave., (206) 684-8467. The PRC hours are M,W,Th,F: 8 a.m.-5 p.m.; Tu: 10 a.m.-5 p.m.



Questions about Fees?

If you have questions about the 2005 fee changes, please call the appropriate number listed below:

- Building Permits
(206) 684-8850
- Land Use Permits
(206) 684-8467
- Over-the-Counter Permits
(206) 684-8464
- Drainage & Sewer Review
(206) 684-5362
- Fire Review & Inspection
(206) 386-1447 or
(206) 386-1451 (Fire Marshal)

RED FLAG! Mailing Address Change

Yes, we're desperate for your attention. . .

...but that's because this is your last chance to update your records with our new address (shown on the mailbox). Beginning May 1, 2005, the U.S. Postal Service will no longer forward your mail to us at any DPD address other than the one at left.

Please make the change today!



Developers Awarded for Outstanding Commitment to Green Building

—Announcing Built Green™ Seattle 2005 Design Competition Winners

We are pleased to announce the winners of the Built Green™ Seattle Design Competition, featured on pages 7-9. Launched in November 2003, the competition was designed to encourage the development of residential green building projects in Seattle, and to demonstrate:

- the benefits of green homes to builders, consumers and real estate professionals;
- that Built Green™ is smart business; and,
- a market advantage for green architects, builders and developers.

DPD Director Diane Sugimura and Sam Anderson, executive for the Master Builders Association of King and Snohomish Counties (MBA), presented the awards on March 17 at the 2005 Built Green™ Annual Conference.

"We can make a difference!" Sugimura told attendees. "The City held the Built Green™ Seattle Design Competition to encourage development of homes that are healthier for Seattle citizens and healthier for the environment. A year and a half ago, there were only 12 Built Green™ certified homes in Seattle. Now, we have 79 Built Green™ certified single family and multifamily projects with a total 189 units.

"But perhaps even more significant are the more than 800 new Built Green™ projects with a total of 1,600 housing units currently under development in Seattle. What a strong statement about how much this market is growing."

Project entries were submitted under one of the four Built Green™ programs—Home Builder, Remodeler, Multifamily and Communities. Entries were required to earn a minimum of 40 percent of the total points obtainable in the program, and to strive for a balanced approach by achieving points in all categories. A jury of green building industry professionals judged the projects on design excellence, overall Built Green™ performance and a demonstration of a balanced approach by paying attention to site issues and water conservation, energy efficiency, health and indoor environmental quality, materials efficiency and homeowner education. The jury also considered how the projects support the City's environmental and housing goals, which include expanding the stock of affordable housing near jobs and community benefits, preventing air and water pollution, and reducing the risk of asthma and respiratory illness.

The selected projects will receive a financial award of \$1,000-\$10,000 and public recognition. The range of project types includes custom home remodels, single family homes with accessory dwelling units (ADUs), multifamily affordable housing projects, and the redevelopment of a large community. These projects demonstrate a variety of innovative strategies from passive solar design and on-site

generation of renewable energy to rainwater harvesting systems and natural drainage systems.

DPD will develop more extensive case studies on each of the winning projects in the near future.

Organizations that partnered with the City of Seattle to host the design competition include: Seattle Department of Planning & Development, Seattle Public Utilities, Seattle City Light, King County Department of Natural Resources and Parks, Master Builders Association of King and Snohomish Counties, U.S. Environmental Protection Agency, American Lung Association of Washington, Washington State University Energy Program, Northwest EcoBuilding Guild, and Resource Venture.



About Built Green™

Built Green™ is a residential green building program developed by the Master Builders Association of King and Snohomish Counties. Built Green™ is a self-certification program that requires builders to follow a specific set of criteria to attain Built Green™ status. It is designed as a checklist that guides builders and homeowners toward improving the economic, environmental and health performance of their homes. The checklist is organized into broad categories, including Site and Water, Energy Efficiency, Health and Indoor Air Quality, Materials Efficiency, and Environmentally Friendly Operations and Maintenance. To learn more about Built Green™ visit www.builtgreen.net.

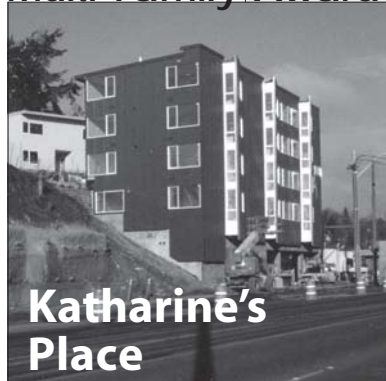
To learn more about DPD's role in green building visit www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD Sustainable Development Planner
(206) 684-0806, lynne.barker@seattle.gov

Built Green™ Seattle Design Competition 2005 Winners

— See story on page 6 for background on competition

Multi-Family Award



Katharine's Place

Owner: Archdiocesan Housing Authority (AHA)

Architect: Environmental Works

Developer: Beacon Development Group

Contractor: Marpac Construction

The AHA provides housing for homeless and low-income persons. Katharine's Place provides housing for 26 very low-income families, and has 16 units of permanent housing and 10 units of transitional housing for disabled and HIV-infected families. Even with a very constrained budget, the project achieved 435 points, or 53 percent. The design takes advantage of the sloping site, and window bays offer a south-facing view of Mt. Rainier. Green building features include: energy-efficient design earning Seattle City Light's Built SmartSM certification, a gearless traction elevator, ENERGY STAR[®] appliances, engineered wood products, recycled-content materials such as metal siding and gypsum wallboard, low-flow fixtures and native plants that conserve water, and healthy environments created with low-VOC paints and coatings and natural materials such as linoleum flooring. The project was also designed to be durable and easy to maintain.

Owner/Developer: Seattle Housing Authority (SHA)

Architect: Mithun

Civil & Landscape: SvR Design

Landscape: Nakano Associates

The High Point Redevelopment Project, one of the largest Seattle developments in recent history, replaced 60-year-old public housing stock with a visionary development. Its new infrastructure, community facilities and buildings nurture pride, encourage interaction and enhance sustainability, in turn improving safety at individual, family, neighborhood and environmental levels. The project will feature 1,049 affordable and market-rate housing units constructed to Built Green[™] standards.

The plan includes a 34-block natural drainage system designed to protect and enhance the water quality of Longfellow Creek, Seattle's most important salmon stream, by managing stormwater on-site instead of discharging it directly in the creek. The project mimics the functions of nature with features including: open space, vegetated swales, stormwater cascades, small wetlands and a detention pond. Other green features include: tree protection, deconstruction of the existing buildings, energy efficient homes, and extensive resident employment and training. SHA will also build 35 "healthy homes" designated for asthma sufferers, and will partner with other agencies to educate residents on maintaining an asthma-free environment.

Communities Award

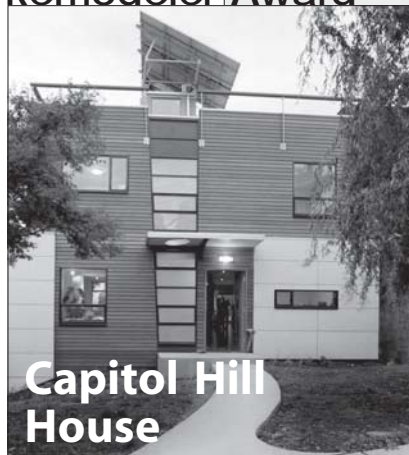


High Point Redevelopment-Phase I

see **built green[™] awards** on page 4

built green™ awards, *cont. from page 7*

Remodeler Award



Capitol Hill House

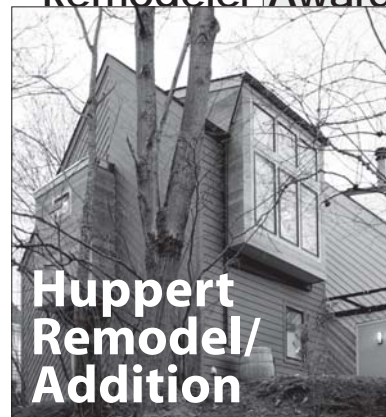
Architect: Jim Burton, BLIP design
Contractor: McGinnis Construction
Structural Engineer: Swenson Say & Faget
Photo Voltaics Consultant/Installation: Northwest Solar Center
Radiant Floor/Solar Hot Water: Advanced Radiant Technology

The Capitol Hill House achieved exceptional performance earning 452 of 765 points, or 59 percent of the total. The project was an extensive remodel of an existing 4,200-square-foot house. The architect relocated the stairs to the center of the house and opened the stairwell to allow for natural ventilation (there is no mechanical ventilation). The stairs extend to a new penthouse structure and roof terrace. The penthouse roof features a photo-voltaic array and solar hot water collections. The PV's produce 3,200 kWh/year. Other green features include: "smart" whole-house systems monitoring, hydronic radiant floor heating, rain-screen siding, wastewater heat recovery, rainwater collection for re-use, super-insulated building envelope, bamboo flooring, natural daylighting, and efficient lighting, appliances and systems.

Owner/Developer: Mark & Mollie Huppert
Architect: VELOCPEDE architects
Builder: Stonewood Construction Company
Structural: Coughlin Porter Lundeen

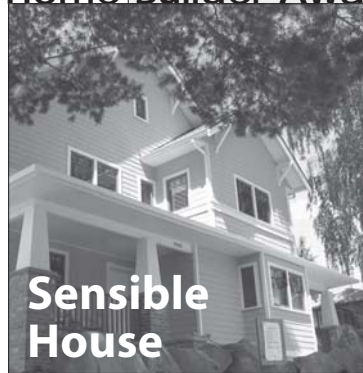
This project also achieved exceptional performance with 417 points, 55 percent of the total. The energy performance exceeds the Washington State Energy Code by 10 percent providing the homeowners utility cost savings, the house is a demonstration site for the Northwest EcoBuilding Guild's eco-roof project, and the remodel includes a two-story ADU addition. Other green features include: a pond fed by rainwater from the ADU roof, insulated-concrete-forms (ICF), structural insulated panels (SIPS), hydronic radiant slab and single-fan coil unit for heat, extensive use of green building materials such as FSC-certified forest products, low-VOC paints and coatings, and a pervious driveway to allow stormwater to soak into the soil below.

Remodeler Award



Huppert Remodel/Addition

Home Builder Award



Sensible House

Owner: Bob Scheulen & Kim Wells
Builder: Sunshine Construction
Architect: Ted Granger
Interior Design: Custom Color & Interior Design Solutions

This project achieved 471 points, or 58 percent of the 819 total, and is the first home to qualify for the Built Green™ 5-Star rating. The owners and builder wanted to demonstrate that green homes offer all the comforts, benefits and amenities of traditional homes, and add value because they are healthier. The

see **built green™ awards** on page 9

built green™ awards, *cont. from page 8*

existing 1948 house was deconstructed for salvage, and replaced with a new 1,800-square-foot house with a 650-square-foot ADU. The home is ENERGY STAR® certified, meaning it performs 15 percent better than the Washington State Energy Code. Some of the green features are: advanced framing to reduce wood use, structural insulated panels, triple-glazed U.20 fiberglass windows, passive solar design and solar hot water collector; low-toxic paints and coatings, a whole house ventilation system with HEPA filter, heat recovery system, a 7,000-gallon rainwater cistern for landscape irrigation and toilet flushing, water-wise landscaping, and pervious materials for driveway and walkways.

Home Builder Award



Eva Rose Building

Builder: Martha Rose Construction, Inc.
Architect: CB Anderson Architects
Construction Lending: Bank of Washington

The project earned 360 credits, 44 percent of the total. This project was on an infill lot and has three units including a live/work unit on the ground floor that can be converted to commercial use. A photo-voltaic system was installed on the south facing roof that generates 1,500 kWh of renewable energy each year. Materials were selected for durability and long life-cycles; for example the roof has a 50-year life and the siding 30 years. A few of the other green features include: dual flush toilets and a waterwise landscaping with native and drought tolerant plants, passive solar design and ENERGY STAR® appliances, low-VOC paints and coatings, and green building materials such as natural wool carpeting and natural linoleum flooring.

Builder: GreenLeaf Construction
Architect: David Vandervort Architects
Engineering: Evergreen Engineering
Interior Design: Miller Design Associations
Consultants: The Construction Consultants; Resource Venture
Construction Lending: Phoenix Savings Bank

Achieving 468 points—57 percent—this is the newest Built Green™ 4-Star certified home. Built on a city infill lot, the project is very compact in design. The home is ENERGY STAR certified. Some of the green features include: a vegetated roof, rain barrels, landscape beds mulched and amended for moisture retention, using the structure as finish, extensive use of salvaged materials such as a vintage stairway balustrade and reclaimed doors, tankless or on-demand hot water system, heat recovery ventilator, radiant floor heating system, and non-toxic and low VOC paints and coatings.

Home Builder Award



The Green Compact

Get Involved in Urban Sustainability

2005 Urban Sustainability Forum Kicks into High Gear

Come help us plan how to transform Seattle into a 21st century city that is climate-neutral, pedestrian-friendly, transit-oriented, community-focused, and sustainably designed.

At the next three events in our 2005 Urban Sustainability Forum you'll hear nationally and internationally recognized leaders in sustainable community development and join discussions designed to inspire Seattle's business leaders and citizens to create a shared vision of urban sustainability.

Upcoming Events

"Local Politics of Sustainability"

Monday, April 4, 2005, 5:30-7 p.m.
Seattle Central Library Auditorium

Featuring: Robert Costanza, Ph.D., Director, Gund Institute for Ecological Economics, Univ. of Vermont. With advanced degrees in systems ecology, economics, architecture, and urban and regional planning, Dr. Costanza's research in valuation of ecosystem services, biodiversity, and natural capital—when used to inform land use policies and incentives—will promote sustainable community development.



Robert Costanza, Ph.D.



"Building Healthy Places"

Tuesday, April 26, 2005, 5:30-7:30 p.m.
Seattle City Hall, Bertha Landes Room

Featuring: Richard Jackson, M.D., M.P.H., State Public Health Officer, California Dept. of Health Services. Dr. Jackson will be discussing the critically important links between environmental health and the built environment. He will discuss how the built environment shapes behavior and promotes, or damages, our health in ways that are far more profound than most public health professionals realize. This event is part of the Mayor's Center City Seattle Strategy (see article on pg. 1).

Richard Jackson,
M.D., M.P.H.

"Inspiring Urban Revitalization"

Monday, May 2, 2005, 6:30-8:30 p.m.
UW Architecture Hall

Featuring: Tom Bloxham, MBE, Hon FRIBA, Group Chairman and Co-Founder, Urban Splash, Manchester, UK. Bloxham is recognized as a pioneer of regeneration and advocate of modern design in city centers throughout the U.K. His firm specializes in retrofitting neglected historic buildings and industrial sites, working with architects and local governments to transform them into centerpieces of urban revitalization. Event cosponsored with UW College of Architecture and Urban Planning PRAXIS Lecture Series.



Tom Bloxham, M.B.E.

Questions?

For more details on all forum events, visit www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD Sustainable Development Planner
(206) 684-0806, lynne.barker@seattle.gov

WORKSHOPS

Green Home Remodel Series: Healthy Homes for a Healthy Environment

What is green remodeling? Find out at a series of lively evenings exploring the opportunities for making your home healthier, more efficient and environmentally sound—and stylish at the same time!

Sponsored by Northwest EcoBuilding Guild and Seattle Public Utilities (SPU), these general introduction classes (detailed at top right) to green remodeling are being offered throughout Seattle neighborhoods. The classes offer how to identify and incorporate your personal priorities into your project; the fundamentals of what makes a product or design “green”; tips on working with architects, designers and contractors; and where to access resources for more detailed information.

SPU is also sponsoring a Green Home Remodel Lecture Series (detailed at bottom right) at the Seattle Central Library through May 10. Each event features a different topic related to opportunities for making your home healthier, more efficient, and environmentally sound.

For more information, or to read SPU’s series of recently published “Green Home Remodel Guides,” visit www.seattle.gov/sustainablebuilding/greenhome.htm or contact:

Thor Peterson, SPU Sustainable Building Program
(206) 615-0731, thor.peterson@seattle.gov

General Intro to Green Remodeling: Neighborhood Class Schedule

Date	Time	Location
April 4	6-7:45 p.m.	Northeast Library
April 17	2-4:00 p.m.	Rainier Beach Library
April 18	6-7:45 p.m.	West Seattle Library
May 14	2-4:00 p.m.	Northeast Library
May 16	6-7:45 p.m.	University Library
May 28	2-4:00 p.m.	Capitol Hill Library
June 11	2-4:00 p.m.	University Library

Space is limited! RSVP for the above classes by contacting thor.peterson@seattle.gov or calling (206) 615-0731.

Green Home Remodel Lecture Series

Date	Topic
April 12	Creating a Dry Garden: Plants that Thrive on Benign Neglect
April 20	Beautiful Salvage: Used Building Materials in Remodeling Projects
May 2	Green and Healthy for Kids
May 10	Supergreen: Pushing the Envelope on Green Home Design

All of the above classes are from 6-7:30 p.m. at the Central Library Auditorium, 1000 4th Ave., Downtown Seattle, and are free to the public.

REMODELING?

FREE Home Improvement Workshops

City of Seattle reviewers and inspectors will be available for one-on-one consultations regarding:

- electrical • building • zoning
- plumbing • permits & more!



April 30, 10 a.m.-Noon — Jackson Street Safeco Academy
June 4, 10 a.m.-Noon — University Heights Safeco Academy

No registration required—just show up!



For more info, call (206) 684-8443
www.seattle.gov/dpd/events
Seattle Dept. of Planning & Development

Conflict Resolution Training for Landlords and Tenants

An upcoming one-day training by the King County Dispute Resolution Center will teach rental unit managers and landlords strategies for dealing with angry and upset tenants and how to reduce conflict.

Titled “Dealing with Difficult Situations with Tenants,” the course will be held:

Wednesday, April 6
8 a.m.-4 p.m.

Fee: \$125 (includes lunch). Pre-registration required one week prior to event by contacting Sue Ann Allen, (206) 443-9603, ext. 106 or saallen@kcdrc.org.

The King County Dispute Resolution Center also offers a course suitable for tenants, titled “Conflict Resolution Skills for Work and Home.” For schedule details, visit www.kcdrc.org/training/schedule.html.



An inside look at the latest technical code developments

2005 Code Updates

Draft 2005 Electrical Code

During April DPD will be reviewing the 2005 National Electrical Code and proposed Seattle amendments. A public advisory committee has been formed and is scheduled to make a recommendation to DPD and the Construction Codes Advisory Board by the end of the month. If you would like to review the draft code and amendments, contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892,
maureen.traxler@seattle.gov

DPD Preparing 2004 Energy Code Updates for Council

The DPD Construction Codes Advisory Board (CCAB) endorsed the DPD recommendations for the 2004 Seattle Energy Code at its meeting on Feb. 17, 2005. DPD is now preparing an ordinance to forward to the Mayor and City Council in March/April 2005. The goal is for the updated 2004 Seattle Energy Code to take effect on July 1, 2005, concurrent with the updated 2004 Washington State Energy Code. For further information, please contact:

John Hogan, DPD Senior Energy Analyst
(206) 386-9145, john.hogan@seattle.gov

Developments in Accessibility Regulations

When the state adopted the 2003 International Building Code (IBC), it adopted the IBC's accessibility provisions instead of the unique state provisions that had been in effect in Washington for many years. IBC Chapter 11 contains scoping provisions for accessibility—it tells us when accessible features are required. The IBC adopts ICC/ANSI A117.1, "Accessible and Usable Buildings and Facilities," to tell us how to design and construct accessible features. In addition, some of the unique requirements from the previous State Building Code have been carried forward as Washington amendments to the 2003 IBC.

Washington State Changes Coming this Year

The 1998 edition of A117.1 is currently in effect. However, a 2003 edition has been adopted by the State Building Code Council effective July 1, 2005. Seattle will adopt the 2003 edition later this year when it adopts additional amendments to the 2003 Seattle Building Code. (Seattle's new amendments will be mostly clarifications and corrections.) The state has also made some changes to the Washington amendments to Chapter 11, including adopting all of IBC Appendix Chapter E and deletion of some state amendments that have been incorporated into A117.1.

IBC Consistent with HUD Fair Housing Requirements

The U.S. Department of Housing and Urban Development (HUD) has determined that the 2003 IBC is a "safe harbor" for compliance with the Fair Housing Act and Fair Housing Accessibility Guidelines, meaning HUD has determined that the IBC is consistent with the accessibility requirements of those regulations.

HUD's determination requires that the IBC be interpreted to require an accessible pedestrian route between site arrival points and accessible building entrances that serve Type B dwelling units unless site impracticality applies. In other words, the exception to 1104.1, which allows for a vehicle-only route, is read together with Section 1107.4 and the site impracticality provisions of Section 1107.7 for buildings with Type B dwelling units. DPD will apply HUD's interpretation. HUD's report on the IBC can be found at www.hud.gov/offices/fheo/disabilities/modelcodes/ibc03notice.pdf



Client Assistance Memos

UPDATED

- **CAM 111**, *Construction and Development in Floodplains*, was updated with floodplain regulation, elevation certificate and flood proofing certificate information.
- **CAM 602**, *Condominium Conversion: A Guide for Tenants, Prospective Buyers, and Owners*, was updated with current example fee estimates per the 2005 Fee Subtitle.
- **CAM 608**, *Regulations Affecting Buildings Unfit for Human Habitation or Other Use*, was updated with current example fee estimates per the 2005 Fee Subtitle.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

FINAL

- **DR 3-2005**, *Criteria for Allowing 6'-4" Ceiling Height in Dwelling Units*, became effective March 22, 2005, superseding DR 8-97.
- **DR 10-2005**, *Variances from the Standards of the Noise Control Code, SMC 25.08*, became effective March 16, 2005, superseding DR 21-99.
- **DR 12-2005**, *Clarifying Measurement Techniques Regarding Structure Height on Lots with Unusual Topographic Conditions in all Zones, Except Downtown Zones and the Shoreline District*, became effective March 22, 2005.

RESCINDED

The code interpretations in the following rules relating to the Housing and Building Maintenance Code or the Tenant Relocation Assistance Ordinance have been either superseded by or incorporated into later-enacted code provisions: Rescinded effective March 28, 2005:

- **DR 6-95**, *Supplemental Rent Assistance: Definitions and Procedures*

Rescinded effective April 4, 2005:

- **DR 20-77**, *Occupant Load*
- **DR 8-88**, *Interpretation of the Term "Nuisance" to Include "Drug Related Activity" as a Just Cause for Eviction*
- **DR 9-88**, *Security Requirements for Main Entrance Doors*
- **DR 13-88**, *Location of Water Supply Outflows*
- **DR 9-89**, *Just Cause Eviction When Building to be Demolished or Converted: When Tenancy can be Terminated*

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

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Address Assignment	684-8850
Cashier	386-9780
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *).....	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General.....	684-8950
Site/Erosion Control.....	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy.....	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes.....	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refrig</i>)..	684-5174
Media Relations	233-3891
Microfilm Library	233-5180

Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467

Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm

Publications.....	684-8467
Site Development.....	684-8860
Sustainable Building.....	684-0806
Tech Support: Building Code (<i>1-4:15pm</i>).....	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>).....	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>).....	684-7846
Zoning Info (<i>general, not site-specific</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>).....	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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